

## IWADE PARISH COUNCIL

### MINUTES OF THE MONTHLY PARISH COUNCIL MEETING

Held on Tuesday 18<sup>th</sup> August, 2015

**Present:**

Cllr. J. Hunt – Chair	Cllr. P. Horner
Cllr. D. Wastall	Cllr. R. Clark
Cllr. J. White	Lynda Fisher, Clerk
Cllr. S. Cheeseman	Borough Cllr. Ben Stokes
Cllr. P. Hyde	4 Members of the public

#### **1. Welcome and Apologies**

The Chair welcomed everyone to the meeting; apologies were received from Parish Cllrs. M. Gale, D. Gale, Plumb and Mitchell and the PCSO.

#### **2. Declarations of Interest and Dispensations**

Cllr. Horner declared an interest in Item 6.3 and 8.2; Cllr. White in Item 8.2; Cllrs. Hunt and Clark being on Swale's Planning Committee did not take part in discussions concerning Items 6.2 and 6.3. Dispensations are in place for Members relating to The Barn and Iwade School.

#### **3. Minutes of the Previous Meeting**

Proposed by Cllr. Horner and seconded by Cllr. Clark, the Minutes of the Monthly meeting held on the 8<sup>th</sup> July, 2015, were agreed and signed as a true transcript.

#### **4. Visitors/Public Time**

- 1. Visitors** – Several residents attended to raise their concerns regarding the Persimmon development to the rear of Mansfield Drive and Monins Road. They have known about it for some time and have no problems with it being developed but they do have an issue with privacy due to changes made.

One resident in Monins road is faced with a 30 foot wall at the bottom of his garden directly abutting his boundary; he suggested that plots 207 and 208 are rotated so that their backs face properties in Monins Road and the garden in between means that they are not directly on the boundary line as shown at present. There are concerns over drainage; the new properties backing onto those in Mansfield Drive from No 46 towards No 36 are much higher; there could be flooding and slippage issues. In the March 2009 Sustainability Appraisal there was mention of a wildlife corridor to the rear of properties in Monins Road and Mansfield Drive, residents received letters advising that a hedgerow will be planted within the gardens of individual homeowners; all of this is not shown on the submitted documents; why have they disappeared? It was previously agreed and put in writing by Hillreed to one resident that there would be two-storey properties behind his bungalow; now there are three storeys. A resident asked how this goes forward from the Parish Council; Borough Cllr. Stokes stated that it looks as though it will go to Swale's Planning Committee in early October. Several objections have been lodged on the Planning website.

- 2. County and Borough Councillors** – Borough Cllr. Stokes advised that the Funton Brickworks application is to be refused. He tried to telephone the company supplying the compost for the planters without success; he will try again.
- 3. Community Warden (Nick Mayatt)/PCSO** - The Community Warden's report had been circulated. It was noted that he dealt with fly tipping; ASB issues; predictive policing zones in Sheerstone; Smartwater initiative in Linkway, etc.

#### **5. Matters Arising from the Minutes** – None.

## 6. Planning

1. **15/504210/FULL:** Unit B School Mews Iwade Kent ME9 8UW: Change of use from (A2) office use to (A3) coffee shop – Agreed to respond that Iwade Parish Council is supportive of the Coffee Shop and pleased to see that this unit, which has stood empty for so long, will be in use. However, there are some concerns: That if the business is not profitable and the applicant decides to change the use or sell it on that a restriction/condition be placed on any approval that it only be used for the purposes of a Coffee Shop; the Parish Council will object to any other use such as another takeaway or restaurant which will conflict with existing businesses. Concern that it will have an impact on the mortgagee of the flat above the unit. That table and chairs are not permitted on the area outside of the unit.
2. **15/506142/FULL:** Proposed single storey rear extension: 23 Sanderling Way Iwade ME9 8TE – No objections.
3. **15/505910/REM:** Approval of Reserved Matters including details of access, appearance, landscaping, layout and scale for the erection of 86 dwellings pursuant to outline application SW/08/1127: Coleshall Farm Ferry Road Iwade Kent ME9 8QY – Agreed to object on the following grounds:
  - The resident in no 15 Monins Road is faced with a 30 foot wall at the bottom of his garden directly abutting his boundary. The Parish Council would like the buildings on plots 207 and 208 rotated so that their backs face properties in Monins Road and the garden in between means that they are not directly on the boundary line as shown at present.
  - Concerns over drainage; the new properties backing onto those in Mansfield Drive from No 46 towards No 36 are much higher; the Parish Council is concerned there could be flooding into neighbouring properties and slippage issues. There have already been issues in the village due to new buildings being higher than adjacent older properties; two areas affected were Sheerstone and Woodpecker Drive - Borough Cllr. Stokes is aware of these two issues.
  - In the March 2009 Sustainability Appraisal there was mention of a wildlife corridor to the rear of properties in Monins Road and Mansfield Drive, residents received letters advising that a hedgerow will be planted within the gardens of individual homeowners; all of this is not shown on the submitted documents; why have they disappeared?
  - It was previously agreed and put in writing to residents at 46 Mansfield Drive that there would be two-storey properties behind (agreed by Hillreed); now there are three storey. This is of considerable concern to this and other residents who reside in bungalows; with the land being on a lower level it means that three storey properties to the rear will loom over them.
  - In the main the common concerns of residents and the Parish Council is the disappearance of the wildlife corridor and the 1.8m boundary fence; overlooking, lack of privacy and visual impact.

## 7. Correspondence

1. **KCC Consultation: Kent Environment Strategy - deadline 25 September** – Noted.
2. **Use of hall garden by Tinkerbells and contract** – A site meeting was held with the new owner of Tinkerbells and it was noted that they could use the far end of the garden (towards the front of the site) as this will not impact on anyone. It was recommended that they erect a fence behind which they can place any nursery equipment and that the Parish Council will draw up an agreement, the land being subject to a 'Peppercorn Rent' of £1. It was proposed by Cllr. Hunt, seconded by Cllr. Clark and agreed by all that this go ahead. **Action: Clerk**

## 8. Finance

1. **Woodpecker Park Bus Shelter Quotes** – Agreed to take off the Agenda due to the cost of brickwork, underground services, etc., but to be reviewed in the future if necessary. **Action: Clerk**
2. **Request for grant for benches in Iwade Church** – Proposed by Cllr. Cheeseman and seconded Cllr. Clark, all agreed to accept the quote of £729.98p (includes V.A.T. which is recoverable) for 2 benches, anchors and brass plaques, to be donated to the church. **Action: Clerk**

3. **Village Hall Garden – ROSPA Inspection Report.** – Clerk to check with ROSPA regarding the trees and to forward a copy to the Village Handyman to action necessary work and the Hall Committee for the area covered by them. **Action: Clerk**
4. **Cheques raised and Accounts** – Members agreed the following cheques and accounts to the 31<sup>st</sup> July 2015

Date	Chq.	Details		Amount
18.08.15	1782	Clerk's Expenses	Telephone; use of Home as office, felt and nails for planters	£26.07p
18.08.15	1783	H.M. Revenue & Customs	Tax due August	£153.75p
18.08.15	1784	Steve Wakeling	Handyman duties and materials - July	£310.60p
18.08.15	1785	Bobbing Parish Council	Reimbursement for 1/3 share of SLCC subscription	£55.67p
18.08.15	1786	B.W. May & Son Ltd.	Repairs to Col outside No. 2c Coleshall Cottages	£86.23p
18.08.15	1787	Chegworth Graphic Services (Kent)	15 A5 Notices re parking on verges Bylaw	£144.00p
18.08.15	1788	Playsafety Limited	Village Hall Garden Annual Safety Inspection	£78.00p
<b>Seven cheques in total</b>				

**Plus:**

Clerk's Wages: August 2015	£755.07p	Paid by Standing Order
Eon: Energy Supply, Street Lighting - July	£57.69p	Paid by Direct Debit
Countrystyle: Hire of 110 Ltr. Envirobin – July	£48.75p	Paid by Direct Debit

**9. Iwade Localism Project (Swale Borough Council)**

The next Localism Meeting will take place on Monday 7<sup>th</sup> September, in the Assembly Room at Swale House commencing at 10 am and finishing at 12 Noon. On the Agenda is the Playing Field and Allotments.

1. The Barn – The Charity Commission needed more information from the Trust, now submitted. Electricity meter has been installed but are now waiting for the plan to see where the Consumer Unit will go. Draft plans have been received from the Architect and have been forwarded to the Conservation Officer at Swale for comments prior to submission to Planning.
2. Neighbourhood Plan –Tessa O'Sullivan has had problems obtaining addresses to use for posting out the survey. Agreed the Parish Council will try and obtain these from Swale Borough Council. If unsuccessful will ask Tessa to place the survey in envelopes so it can be circulated with the next edition of the Iwade Observer. **Action: Clerk**

**10. Reports from Representatives (Village Hall and KALC)**

1. Hall – No report.
2. KALC – Cllr. Wastall advised that the next meeting will take place on the 10<sup>th</sup> September.

**11. Any Other Matters Arising**

1. The Chairman read out a letter from a resident regarding an area of land that is not included in the grass cutting contract; the land does not belong to Swale Borough Council or KCC. Clerk to ask Swale who the land belongs to and bring this back to the September meeting. **Action: Clerk**
2. Cllr. Hyde raised safety concerns regarding the derelict area of land next to The Waterway; Chairman to raise this with Swale Borough Council to see if pressure can be put on the landowner to make the site and the fencing safe. **Action: Cllr. Hunt**

Cllr. Hyde also raised the issue of the poor condition of the road surface in Grovehurst Road and the first roundabout as you go out of the village. He also commented on the faded white lines that need repainting in parts of the village. Clerk to raise these issues with KCC. **Action: Clerk**

3. The Chairman advised that he has received an update from Borough Cllr. Truelove, who has been looking at issues at the top of School Lane. It has been agreed that the junction of The Street with Sandling Way does not work as it should and will be looked into. School Lane – removing all the shrubs at the junction has helped the sight lines; it is also thought that a stop sign and lines is needed further up where there is a problem.

**12. Next Meeting(s)**

The next monthly meeting will take place on Wednesday 9<sup>th</sup> August, 2015, commencing at 7.30 pm in Iwade Village Hall.

**The meeting closed at 10.00 p.m.**